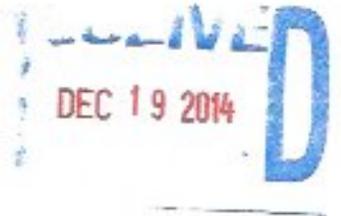


# Sundance Village Condominium Association

Bray Education Center  
640 Belford Avenue, Grand Junction, CO 81501  
Annual Election Minutes  
October 2, 2013



## Board Members in Attendance

Tawnie Kelley

## Bray Property Management

Jami McLennan

## Call to Order

The meeting was called to order by Jami McLennan at 5:41 p.m.

## Introductions

Jami McLennan introduced herself as the HOA Manager of Sundance Village Condominium Association.

## Financial Update

Management provided information concerning financial updates to the Association. Management stated that the financials for December 31, 2012 stated that there was \$2,245.89 in the cash account, \$8,907.15 in the reserve account and \$6,500.00 in the garage reserve account. In the August 31, 2013 financials the cash account had \$2,936.80, the reserve account had \$8,748.98 and the garage reserves had \$10,120.00. No action was required on the reading.

## Approval of the Minutes

Management stated that the October 3, 2012 Annual Meeting Minutes were reviewed by Tawnie Kelley and accepted at this time.

## 2014 Budget

Management informed the members present that the 2014 budget was approved. Management informed the members that beginning in January 2014; the assessments will be \$149.00 per month for the condominiums and \$10.00 per month for the garages or a total of \$159.00 for those owners who own a garage and a condominium.

## Election

### Announcement of Quorum

Management announced that quorum was achieved with the proxies that were received and with the three (3) members present who owned more than one (1) property. 20% of the memberships either in person or by proxy were necessary to conduct the meeting; therefore quorum had been achieved.

At this time ballots were passed out to the members present.

Nominations from the floor

Management asked if there were any nominations from the floor. A new member, Julie Solbach, volunteered to run for the Board. Tawnie Kelley announced that she would also remain on the Board.

Close of Election

Management asked if there was any further business to come before the election. There was no further information to come before the election, and the election was closed.

New Business

Reorganization

At this time the Board of Directors decided who would hold what position. Board President will be Julie Solbach; Vice-President, Jane Berger; and Secretary / Treasurer, Tawnie Kelley.

Landscaping Bid

Management informed the members present that Liqui Green has been approved for the 2014 growing season.

Questions from the Floor

2464 Thunder Mountain Drive

There was a discussion in regards to the flooding of the crawl spaces at building 2464. Management passed out some information on a possible fix which would include re-grading the foundation out approximately 2' and grade the ground so it goes away from the building instead of toward it.

It was also announced that the gutter extensions that had been put in place are a temporary solution to help deter from any more flooding this year. Once a firm solution is found the HOA will proceed with that.

Mr. Solbach stated that what was presented would not be the fix he felt was necessary for the building and stated that a general contractor would be needed. Management requested that Mr. Solbach inquire about the information needed and then Management will follow up on. Once some solutions are found, a special assessment for building 2464 will need to be proposed. At this time, there were no further questions from the floor.

Next Meeting

Management announced that the next annual meeting and will be held in October of 2014.

Adjournment

There being no further business to come before the membership at the annual meeting, the meeting was adjourned at 6:18 p.m.

Signature

Date

12/10/14